

**United States Bankruptcy Court
Central District of California
San Fernando Valley
Victoria Kaufman, Presiding
Courtroom 301 Calendar**

Thursday, September 14, 2023

Hearing Room 301

1:00 PM

1: -

Chapter

#0.00 Unless other arrangements have been made in advance with the Court, all appearances for this calendar will be via Zoom and not via Court Call. [See Judge Kaufman's posted procedures titled "phone/video appearances" on the Court's webpage.]
All parties participating in these hearings may connect from the zoom link listed below. This service is free of charge. You may participate using a computer or telephone.

Individuals may participate by ZoomGov video and audio using a personal computer (equipped with camera, microphone and speaker), or a handheld mobile device (such as an iPhone or Android phone). Individuals may opt to participate by audio only using a telephone (standard telephone charges may apply).

Neither a Zoom nor a ZoomGov account is necessary to participate and no pre-registration is required. The audio portion of each hearing will be recorded electronically by the Court and constitutes its official record.

Join CACB ZoomGov Meeting

Video/audio web address: <https://cacb.zoomgov.com/j/1604044782>

Meeting ID: 160 404 4782

Password: 414375

Join by Telephone

Telephone conference lines: 1-669-254-5252 OR 1-646-828-7666

Meeting ID: 160 404 4782

Password: 414375

For more information on appearing before Judge Kaufman by ZoomGov, please see the information entitled "Tips for a Successful ZoomGov Court Experience" on the Court's website at: <https://www.cacb.uscourts.gov/judges/honorable-victoria-s-kaufman> under the tab "Telephonic Instructions."

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CONT...

Chapter

Docket 0

Tentative Ruling:

- NONE LISTED -

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1:00 PM

1:23-10965 Encino Towers LLC

Chapter 11

#1.00 U.S. Trustee Motion Under 11 U.S.C. § 1112(b) To Dismiss Or,
In the Alternative, To Convert Case

Docket 25

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Encino Towers LLC

Represented By
Matthew D. Resnik
Roksana D. Moradi-Brovia
Katherine Bunker

Movant(s):

United States Trustee (SV)

Represented By
Katherine Bunker

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1:23-10965 Encino Towers LLC

Chapter 11

**#1.01 Debtor's Motion for Authority to Use Cash Collateral for the
Period August 1, 2023 Through October 31, 2023**

fr. 9/7/23

Docket 28

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Encino Towers LLC

Represented By
Matthew D. Resnik
Roksana D. Moradi-Brovia

Movant(s):

Encino Towers LLC

Represented By
Matthew D. Resnik
Roksana D. Moradi-Brovia

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1:23-10965 Encino Towers LLC

Chapter 11

#2.00 Order to show cause why chapter 11 trustee should not be appointed
or case should not be dismissed or converted to one under chapter 7

Docket 40

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Encino Towers LLC

Represented By
Matthew D. Resnik
Roksana D. Moradi-Brovia

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1:23-10965 Encino Towers LLC

Chapter 11

#3.00 Status conference re: chapter 11 case

fr. 8/21/23

Docket 1

Tentative Ruling:

8/21/23 Tentative Ruling

The debtor should be prepared to address the following:

The Order Setting Hearing on Status of Chapter 11 Case and Requiring Report on Status of Chapter 11 Case (the "Order") [doc. 15] requires, among other things, that (1) the debtor provide a budget for the first six months of the case on a month to month basis; and (2) the debtor provide evidence of actual income, expenses and cash flow for the last six months preceding the filing of the case on a month to month basis. The debtor has not complied with the Order. The debtor's budget, attached as Exhibit A to the status report, provides for income and expenses for the first **three** months of this bankruptcy case. Furthermore, the debtor has not provided evidence of actual income, expenses and cash flow for the last six months preceding the filing of the case.

But for the submission of its tax returns, the debtor states it is in substantial compliance with the guidelines of the United States Trustee (the "UST"). What is the status of the debtor's submission of its tax returns?

According to the motion to dismiss filed by the UST [doc. 25], the debtor has failed to submit evidence of the closing of all of its prepetition bank accounts; evidence of the opening of its debtor in possession bank accounts; and evidence of current insurance coverage on the subject real property. Is the debtor now in compliance?

Deadline to file proof of claim ("Bar Date"): **October 31, 2023**

Deadline to mail notice of Bar Date: **August 31, 2023**

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CONT... Encino Towers LLC

Chapter 11

The debtor must use the mandatory court-approved form Notice of Bar Date for Filing Proofs of Claim in a Chapter 11 Case, F 3003-1.NOTICE.BARDATE.

Continued chapter 11 case status conference to be held at **1:00 p.m. on November 16, 2023.**

The debtor or any appointed chapter 11 trustee must file a status report, addressing the debtor's progress to confirming a chapter 11 plan, to be served on the debtor's 20 largest unsecured creditors, all secured creditors, and the United States Trustee, no later than **14 days** before the continued status conference. The status report must be supported by evidence in the form of declarations and supporting documents.

The Court will prepare the order continuing the status conference and setting the deadlines to file and serve the related status report.

The debtor must lodge the Order Setting Bar Date for Filing Proofs of Claim, using mandatory court-approved form F 3003-1.ORDER.BARDATE, within seven (7) days.

Party Information

Debtor(s):

Encino Towers LLC

Represented By
Matthew D. Resnik
Roksana D. Moradi-Brovia

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1:00 PM

1:23-10966 K3B Enterprises LLC

Chapter 11

#4.00 Status conference re: chapter 11 case

fr. 8/24/23

Docket 1

Tentative Ruling:

August 24, 2023 Tentative Ruling

The debtor should be prepared to address the following:

In its chapter 11 status report, the debtor indicates it owes property taxes in the approximate amount of \$170,000. In contrast, in its schedule D, the debtor listed \$0 as the amount due for the property tax debt.

Deadline to file proof of claim ("Bar Date"): **October 31, 2023**

Deadline to mail notice of Bar Date: **August 31, 2023**

The debtor must use the mandatory court-approved form Notice of Bar Date for Filing Proofs of Claim in a Chapter 11 Case, F 3003-1.NOTICE.BARDATE.

Continued chapter 11 case status conference to be held at **1:00 p.m. on November 16, 2023**.

The debtor or any appointed chapter 11 trustee must file a status report, addressing the debtor's progress to confirming a chapter 11 plan, to be served on the debtor's 20 largest unsecured creditors, all secured creditors, and the United States Trustee, no later than **14 days** before the continued status conference. The status report must be supported by evidence in the form of declarations and supporting documents.

The Court will prepare the order continuing the status conference and setting the deadlines to file and serve the related status report.

The debtor must lodge the Order Setting Bar Date for Filing Proofs of Claim, using

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CONT... **K3B Enterprises LLC** **Chapter 11**
mandatory court-approved form F 3003-1.ORDER.BARDATE, within seven (7) days.

Party Information

Debtor(s):

K3B Enterprises LLC

Represented By
Matthew D. Resnik
Roksana D. Moradi-Brovia

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1:00 PM

1:23-11082 Philip M. Lawrence, II

Chapter 11

**#5.00 Order to Show Show Cause Why Chapter 11 Trustee Should
Not Be Appointed Or Case Should Not Be Dismissed**

Docket 41

***** VACATED *** REASON: Order entered on 9/12/23 to convert case to
chapter 7**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Philip M. Lawrence II

Represented By
Robert M Yaspan

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1:00 PM

1:23-11082 Philip M. Lawrence, II

Chapter 11

#6.00 Status conference re: chapter 11 case

Docket 1

***** VACATED *** REASON: Order entered on 9/12/23 to convert case to chapter 7**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Philip M. Lawrence II

Represented By
Robert M Yaspan

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Hearing Room 301

1:30 PM

1:22-11511 Paul Lunsford and Raffaella Lunsford

Chapter 7

#7.00 United States' Motion to Convert Case from Chapter 7 to Chapter 11
Pursuant to 11 U.S.C. § 706(b)

fr. 7/13/23(stip); 8/17/23

Docket 29

***** VACATED *** REASON: Continued by stip to 11/9/23 at 1:30 pm**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Paul Lunsford

Represented By
J Scott Williams

Joint Debtor(s):

Raffaella Lunsford

Represented By
J Scott Williams

Movant(s):

UNITED STATES OF AMERICA

Represented By
Najah J Shariff

Trustee(s):

Nancy J Zamora (TR)

Pro Se

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1:30 PM

1:23-11059 CPI Luxury Group

Chapter 11

#8.00 Debtor's Emergency Motion for Interim and Final Orders
Authorizing Use of Cash Collateral

fr. 8/7/23; 8/17/23

Docket 8

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

CPI Luxury Group

Represented By
M Douglas Flahaut
Aram Ordubegian
Christopher K.S. Wong

Movant(s):

CPI Luxury Group

Represented By
M Douglas Flahaut
Aram Ordubegian
Christopher K.S. Wong

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1:23-11082 Philip M. Lawrence, II

Chapter 11

#9.00 Motion in Individual Ch 11 Case for Order Approving A Budget
For The Use of The Debtor's Cash And Postpetition Income

Docket 56

Tentative Ruling:

Deny as moot. Pursuant to a stipulation between the United States Trustee and the debtor, this case has been converted to a case under chapter 7. [doc. 72]

The Court will prepare the order.

Party Information

Debtor(s):

Philip M. Lawrence II

Represented By
Robert M Yaspan

Movant(s):

Philip M. Lawrence II

Represented By
Robert M Yaspan

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1:23-10270 Linda Ezor Swarzman

Chapter 11

#10.00 Order to show cause why chapter 11 trustee should not be appointed

Docket 220

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Linda Ezor Swarzman

Represented By
Susan K Seflin
Jessica Wellington
David Seror